

ENVIRONMENTAL DISCLAIMER

A. Definitions.

(i) Definition of “Environmental Laws”. The term “Environmental Laws” means any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health and the environment.

(ii) Definition of “Hazardous Material”. The term “Hazardous Material” means any hazardous or toxic substance, material or waste, including, but not limited to, those substances, materials and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 C.F.R. § 172.101) or by the United States Environmental Protection Agency as hazardous substances (40 C.F.R. pt. 302 and amendments thereto) or in the Washington Hazardous Waste Management Act (Ch. 70.105D RCW) or the Model Toxics Control Act (Chs. 70.105D RCW, 82.21 RCW), petroleum products and their derivatives, asbestos and such other substances, materials and wastes as become regulated or subject to cleanup authority under any Environmental Laws.

B. Local Environmental Issues. Local issues may include but are not limited to the following:

(i) Orchards. Much of the property in the Chelan – Douglas County areas is/was/may have been former orchard or agricultural property subject to all customary practices relating thereto, including application of sprays, pesticides and fertilizers, which may have resulted in chemical residue upon the subject property, including, but not limited to, lead, arsenic, DDT, and other Hazardous Material.

(ii) Mold and Radon. Recent publicity has raised concerns regarding radon and toxic and non-toxic molds in homes, schools and other buildings across the U.S.

C. Investigation by Qualified Professional. It is recommended that you have these issues investigated by a qualified professional to determine if a concern or problem exists, or may exist, on the subject property arising from or related to Hazardous Materials, mold, or radon.

D. No Broker/Agent Expertise. Real estate brokers and agents are not qualified to inspect for any environmental conditions affecting the subject property, or to make any recommendations or determinations concerning possible exposure or health and safety issues. **The purpose of this disclosure is to put sellers and buyers on notice to conduct their own due diligence regarding any and all environmental matters using appropriate qualified experts.**

SELLER

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SELLER

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